088.0	0001	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,058,500	/	1,058,500
USE VALUE:	1,058,500	/	1,058,500
ASSESSED:	1,058,500	/	1,058,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAZARCZYK LISA
Owner 2:	
Owner 3:	
Street 1:	88 WOODSIDE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LAZARCZYK LISA -
Owner 2:	JOHNSON KAREN -
Street 1:	88 WOODSIDE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,060 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2004, having primarily Vinyl Exterior and 3528 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8060.000	664,700		393,800	1,058,500
Total Card	0.185	664,700		393,800	1,058,500
Total Parcel	0.185	664,700		393,800	1,058,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 300.03 | /Parcel: 300.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	55497
GIS Ref	
GIS Ref	
Insp Date	11/08/18

!7127!

PREVIOUS ASSESSMENT

Parcel ID: 088.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	762,400	0	8,060.	393,800	1,156,200	1,156,200	Year End Roll	12/18/2019
2019	101	FV	549,300	0	8,060.	399,400	948,700	948,700	Year End Roll	1/3/2019
2018	101	FV	549,300	0	8,060.	298,100	847,400	847,400	Year End Roll	12/20/2017
2017	101	FV	549,300	0	8,060.	270,000	819,300	819,300	Year End Roll	1/3/2017
2016	101	FV	549,300	0	8,060.	258,800	808,100	808,100	Year End	1/4/2016
2015	101	FV	536,900	0	8,060.	219,400	756,300	756,300	Year End Roll	12/11/2014
2014	101	FV	536,900	0	8,060.	208,100	745,000	745,000	Year End Roll	12/16/2013
2013	101	FV	536,900	0	8,060.	198,000	734,900	734,900		12/13/2012

PRINT

Date	Time
12/10/20	21:48:08

LAST REV

Date	Time
04/13/20	14:13:54
mmcmakin	
7127	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAZARCZYK LISA,	1505-89		3/21/2017	Convenience	1	No	No		
LAZARCZYK LISA	1309-136		10/7/2005	Family	1	No	No		
NORTH-SOUTH DEV	1301-112		6/30/2005		769,900	No	No		
ALDEN GEORGE E,	1286-169		6/29/2004	Change>Sale	300,000	No	No		MLS SLE $769900 6/3/2005
	635-154		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/21/2013	229	Manual	8,000	C				
9/14/2004	869	New Buil	205,000	O				2.5 sty sf
7/9/2004	601	Foundati	8,000		8/25/2004			FOUNDATION IN

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	Meas/Inspect	BS	Barbara S
5/23/2013	Info Fm Prmt	EMK	Ellen K
3/30/2009	Measured	197	PATRIOT
12/24/2005	MLS	HC	Helen Chinal
6/15/2005	Inspected	BR	B Rossignol
1/11/2005	Fieldrev-Chg	BR	B Rossignol
8/25/2004	Permit Visit	BR	B Rossignol
1/27/2000	Vacant Lot	197	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	55497
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8060		Sq. Ft.	Site		0	70.	0.70	5			Locatio	-15					393,770				G5	1.	393,800	

Total AC/HA:	0.18503	Total SF/SM:	8060	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	393,770	Spl Credit		Total:	393,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2004	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	5.5	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	5.5	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.03802657
Const Adj.:	0.99693000
Adj $ / SQ:	129.355
Other Features:	119737
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	703428
Depreciation:	38689
Depreciated Total:	664740

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

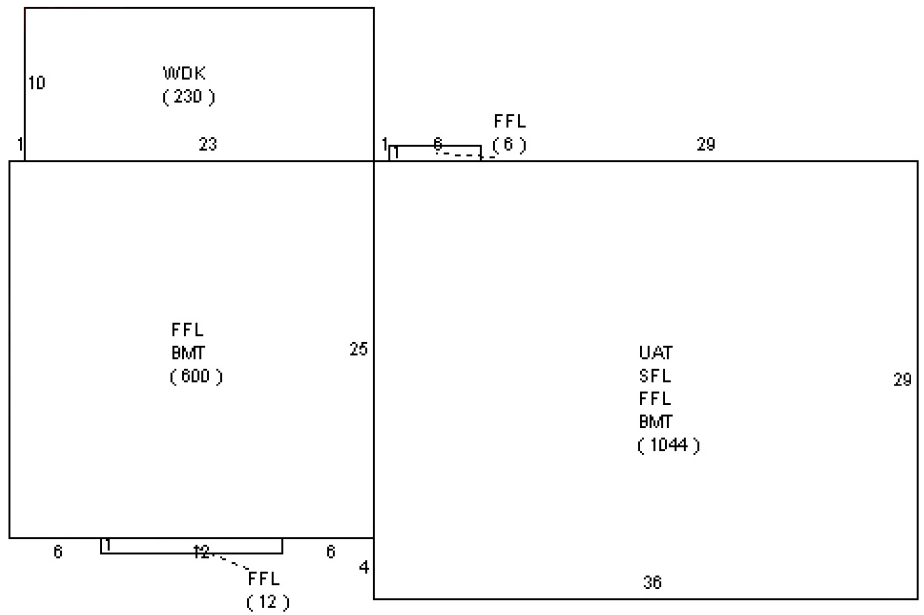
No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	156.52
Special Features:	0	Val/Su Net:	137.31
Final Total:	664700	Val/Su SzAd	245.64

SKETCH



SUB AREA

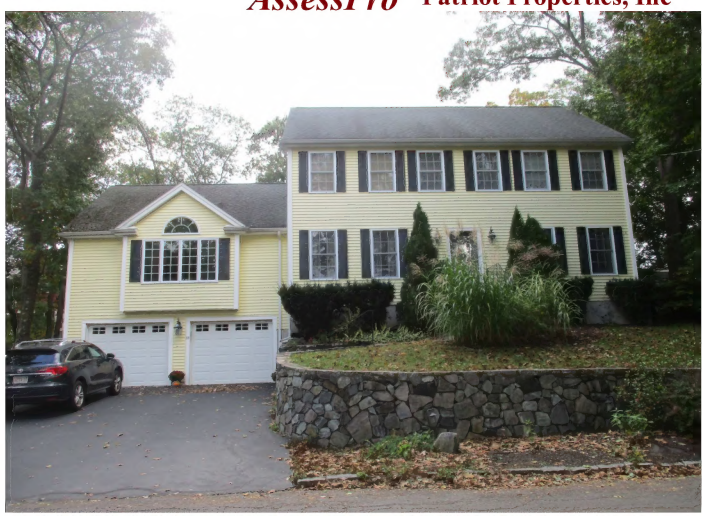
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,662	129.350	214,988
BMT	Basement	1,644	58.210	95,697
SFL	Second Floor	1,044	129.350	135,047
UAT	Upper Attic	261	51.740	13,505
WDK	Deck	230	10.320	2,373
	Net Sketched Area:	4,841	Total:	461,610
Size Ad	2706	Gross Are	5624	FinArea 3528

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 088.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	